

Late Backup

#91

Reference Request for Zoning Change
Case Number C14T-03-0001.01
Pioneer Hill TND

11-6-08

Dear Council,

This TND originally had the city and neighborhoods involved in its planning and all parties had input. Out of that came agreements on several issues. Then the design was delayed for several years. Now that the same plan is being resurrected, several of those original agreements are being set aside.

By consenting to these variances, the city circumvents the original process afforded the design, in favor of what the developer wants.

At a time when the mayor and others running the city want Austin to uphold agreements made with the Domain and others, what about agreements made with the surrounding neighborhoods about the nature of this new development? Will you just disregard the original decisions made when everyone had input? I feel our efforts were for nothing.

The changes requested by the developer allow him to keep the narrow lots, narrow streets and dense housing, but release him from the required trade-offs for that concentration. Specifically, the open space requirement of 1 acre per 100 acres TND, & the requirement for a square within the Neighborhood Center Area. The developer also wants the garage entry set-back requirement eliminated which will give the neighborhood an even

denser feel.

Where is The balance? I think that without the concessions to open space in the design and other issues that the plan does nothing but hurt the area's quality and value.

The developer wants to eliminate the requirement for a northern right turn in, right turn out only entrance / exit to Dessau Road. Dessau is a good by-pass road into the city when I35 is congested. I watched as the city added a traffic light for my neighborhood at Dessau with disappointment. If the Pioneer Hill TND eliminates the right turn requirement onto Dessau, then another traffic signal will have to be added, further slowing traffic.

The developer should be made to adhere to the original plan. If not, he should be required to take the plan back to the surrounding neighborhoods for discussion.

With the current economy and glut of housing, there is no pressure on the city to surrender requirements and concede quality. There is no reason to give in to cheaper design. We should take this opportunity to raise standards, not lower them.

Part of The reason for concentration in this design was to provide a school and community center and retail, to reduce the need to drive, requiring fewer cars. Therefore one car garages and narrow streets would be acceptable. But if this is no longer The plan, then why make it difficult for more traditional use. There is insufficient room for

additional cars and parking.

I have lived at this address since 1984. In that time, my house value has remained stable. It has increased about 50% in value over 24 years. Compared to most of Austin, This is almost nothing. There has been little in the way of developing the open land around me that has contributed anything to ~~increasing~~ my home value.

If the variances are approved for Pioneer Hill I believe it will not only not enhance my home value, I believe it has the potential to hurt it.

Please help support quality in NE Austin.

Sincerely,
Susan Morgan

1611 Brushy View Cove
Austin, Tx 78754

Woodcliff Subdivision